ACCRUENT
Unifying The Built Environment

VX OBSERVE

REMOTE MONITORING, PREDICTIVE MAINTENANCE & CONTROL ACTIONS

Presented by:

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UNIFYING THE BUILT ENVIRONMENT

Non-Building Infrastructure
Public spaces and walkways like parking and transportation

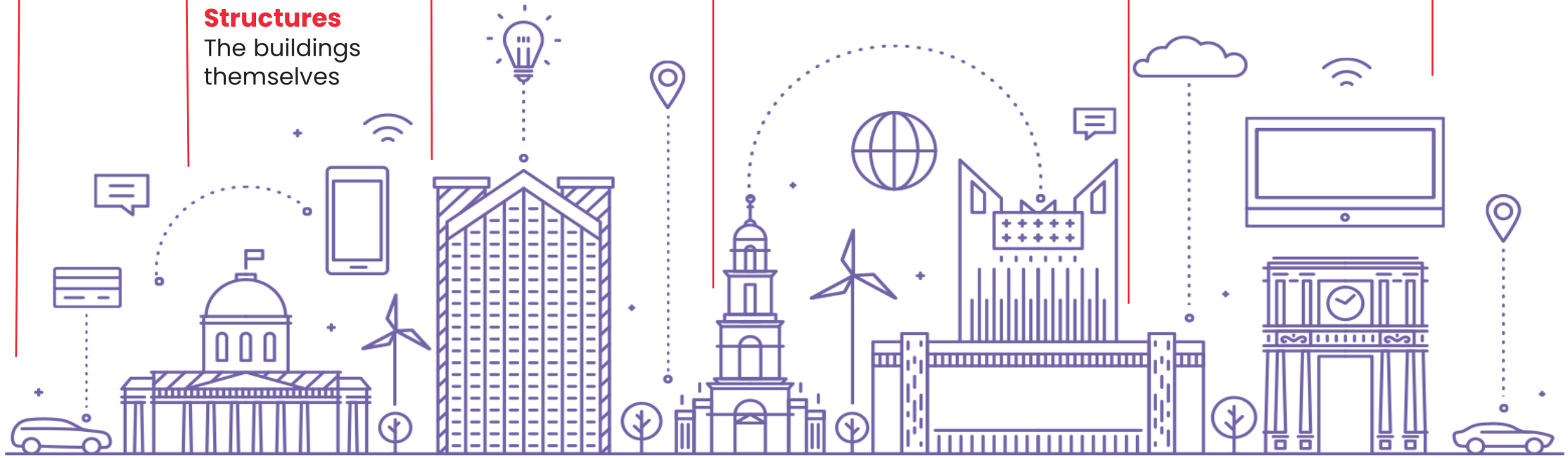
Man-Made Structures
The buildings themselves

Embedded Building Technology
Building Systems (HVAC, electric, refrigeration, lighting, reservation system)

Industry-Specific Support Infrastructure
Corporate (IT systems, copiers)
Commercial (Ventilation, cranes)
Healthcare (Radiology, MRIs)
Education (Desks, Classroom)

Functional Assets
Heavy machinery, medical devices, lab equipment

Human Support Infrastructure
People who work to support resources (maintenance, administrative, security, facilities)



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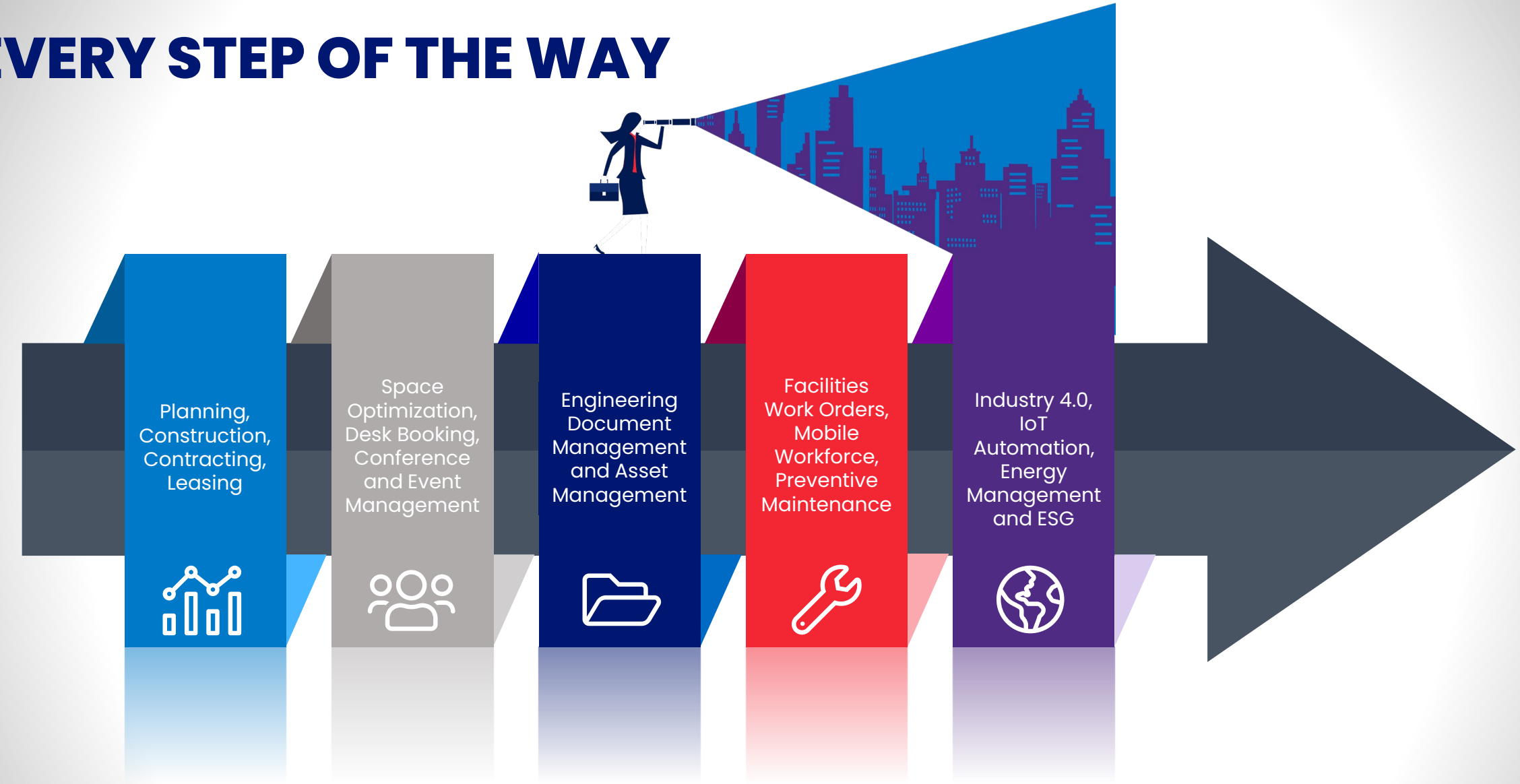
EVERY STEP OF THE WAY



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SMART RETAIL

CONNECTED BUILDING SYSTEMS
Stay connected to crucial building systems like security systems, fire alarms, lifts and escalators with continuous monitoring and alerts

SITE-WIDE VISIBILITY
Gain big-picture insight into your energy consumption, asset operations and overall portfolio health

SMART ALARMS
Use intelligent alarm triage to cut through the noise and identify real issues

HEALTH AND SAFETY
Use sensors to optimise traffic flow, identify populated areas and maintain health and safety

ENERGY MANAGEMENT
Remotely monitor main and sub metering to detect excessive or abnormal energy consumption

AUTOMATED NOTIFICATIONS
Automated SMS, phone and email alerts allow staff to protect customers and stock in the event of a failure

REMOTE MONITORING
Remotely increase or decrease refrigeration set points to retain optimum parameters and save energy

PROACTIVE ASSET MAINTENANCE
Use sensors and real-time data to proactively schedule maintenance and find the right technicians

PREDICTIVE ANALYTICS
Use vibration monitoring, energy usage analytics and sensors to predict and prevent costly breakdowns

AUTOMATED COMPLIANCE TRACKING
Manage refrigeration temperature and asset health to keep food fresh and maintain compliance

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Major Top 4 UK Grocery Brand

1,400+ locations
35% drop in work order
80% reduction in bureau
£3M p.a. energy saving

Leading Facilities Management & Professional Services provider

3,000+ Buildings managed
Monitor, Predict & Control

Other Major Top 4 UK Grocery Brand

600,000+ connected assets
2,500+ locations
33% Service Provider saving
£10M Energy Saving

ENTERPRISE INTEGRATIONS

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END-TO-END WORKFLOW MANAGEMENT

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END-TO-END PROCESS AND WORKFLOW WITH MULTI-PARTY INTERACTION AND VISIBILITY ON COMMON INTEGRATED PLATFORM

Setpoints, Schedules, Alarms & Telemetry

Two-way device communication

Global set point change

Conditions-based set point change

Device configuration backup and restore

Device health monitoring

BMS / EMS

Energy Monitoring

HVAC Controls

Refrigeration Controls

Bakery Controls

Lighting Controls

Gateway Other Key Asset Controls

Address Accruent Alarms & Telemetry Webservices / APIs

Analysis, Normalisation Consolidation Suppression

Multiple data points

Advanced Triage

Flagged Condition = issue worth action by people. Routing based on issue and severity

Configurable Workflow, Automated notifications and Bureau Tools

BUREAU

Observe's Central Alarm Filtering and Business Rules Engine.

Reactive Compliance, Prescriptive and Predictive Rules.

Action Required

Bureau Interaction

Site Interaction

SITE STAFF

Triage, advise, unlock controls

Access site Gateway/BMS /Controls panel for remote diagnosis/fix

Manage Service Provider performance, contracts, review and approvals

HELPDESK & FM TEAM

Dispatch to Service Provider

Perform Work

Complete Work

Billing

Track time & attendance (vs. SLAs)

Electronic Billing

CONTRACTOR/ TECHNICIAN

Take site action to remediate issues caused at site

DOWNSTREAM ACTIVITY INFORMS UPSTREAM TRIAGE/RECALL

Upstream alarm condition impacts downstream job closure.
Warn, prevent, and recall work orders that do not clear alarms for a defined period of time or impact equipment performance as desired.

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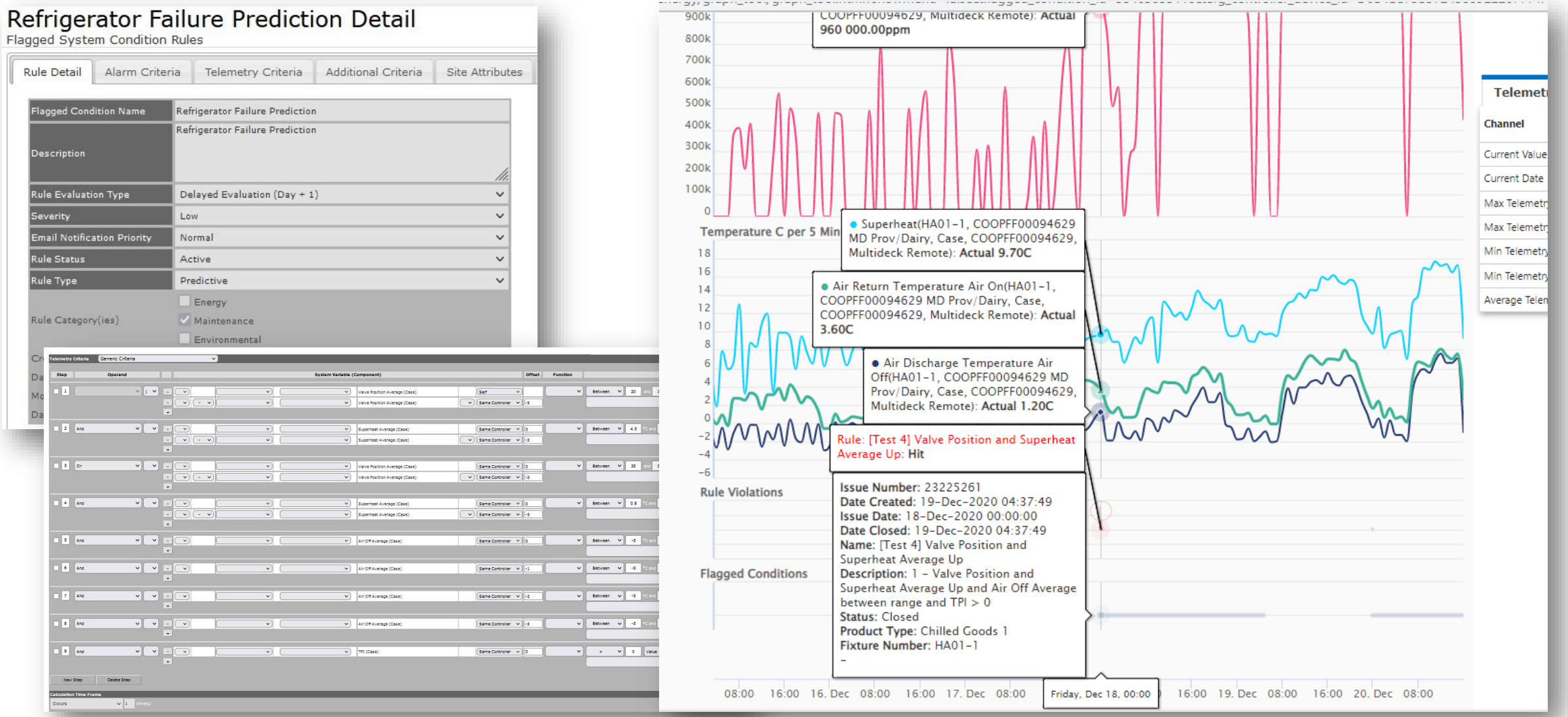
Remote monitoring, alarms management, and predictive analytics workflow

ServiceChannel · IBM maximo · servicenow

Service Channel CMMS, MWFM, or external system

SINGLE INTEGRATED SYSTEM, WORKFLOW, PROCESS AND AUDIT TRAIL

CONDITION BASED MONITORING – PREDICTIVE



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CONDITION BASED TO PREDICTIVE

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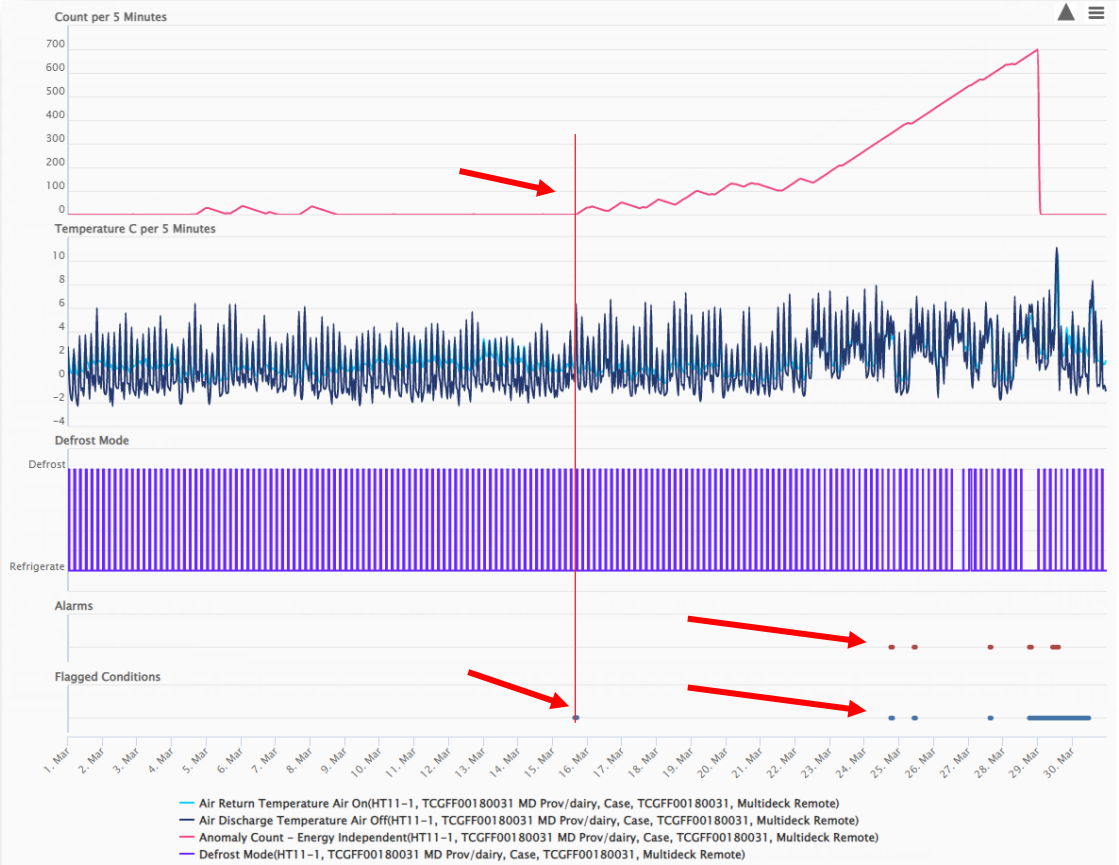
CONDITION BASED TO PREDICTIVE TO ML



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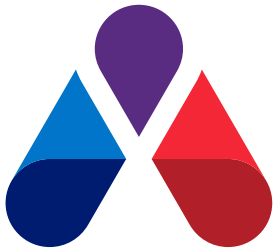
THANK YOU



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